

FOR SALE - RETAIL CENTER

2697-2699 Florin Road, Sacramento, CA



Purchase Price: \$1,500,000

8.58% CAP

This retail center is located in a prime location within the Florin Road submarket. This project is an opportunity to purchase +/-12,286 square feet of retail space split between two units. The spaces are filled by long term tenants who are well established in the area. This project also includes plenty of parking, offering 32 parking spaces. A prospective investor has the opportunity to invest in a retail facility that offers long term stability.

For Information Contact:

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INCOME/EXPENSE – 12/31/11

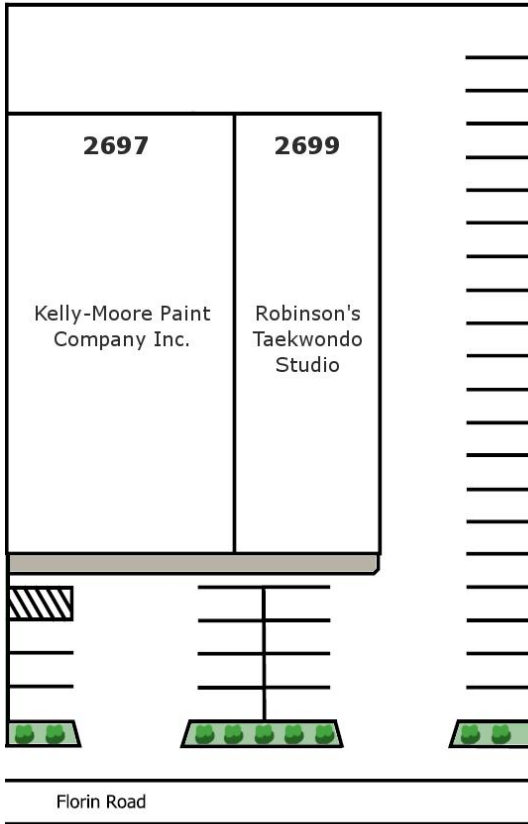
		Terms	Rent/Mo.
Tenant 1	Kelly-Moore Paint Company Inc.	10/1/94 – 9/30/16	\$7,300.00
Tenant 2	Robinson's Taekwondo Studio	7/1/08 – 12/31/18	\$4,100.00
	Total Gross Monthly Rent		\$11,400.00
	Annual Rent		\$136,800.00
	CAM, Tax, Ins., PM. Reimb. (Est. 2011)		\$22,553.00
	Gross Annual Rents		\$159,353.00
	Property Taxes (\$1.3m @ 1.1035% Tax Rate + Levies)		\$16,853.00
	Insurance (Est. 2011)		\$1,424.00
	Utilities (Est. 2011)		\$2,100.00
	Repair/Maintenance		\$3,000.00
	Management Fee (4.32%)		\$7,200.00
	Total Estimated Expenses		(\$30,577.00)
	Estimated NOI		\$128,776.00
	Estimated Value 8.58% Cap		\$1,500,000.00

Tenant 1 Kelly-Moore Paint Company Inc. (8,462 Square Feet) ~ 5-Year Renewal, IG.

Kelly-Moore is the largest employee-owned paint company in the United States. With 170 retail stores, 3 major manufacturing facilities, and approximately 2,000 employees, they are the leaders and innovators in the paint industry. Their success is based on commitment to quality products and personalized service.

Tenant 2 Robinson's Taekwondo Studio (3,824 Square Feet) ~ Annual 1.5% Increases; NNN

Robinson's Taekwondo rank among the most professional marital arts schools in the world. Founded in 1975 on the principles of teaching excellence, personal attention and tradition, Robinson's Taekwondo is committed to providing the premier Taekwondo training in Northern California with over 18 locations.



BUILDING HIGHLIGHTS:

- Square Footage: 12,286 Square Feet
- Parking: 32 Parking Spaces
- Long Term Tenants
- Cars Per Day: 60,855
- Between I-5 and Interstate 99 on heavy-traffic Florin Road

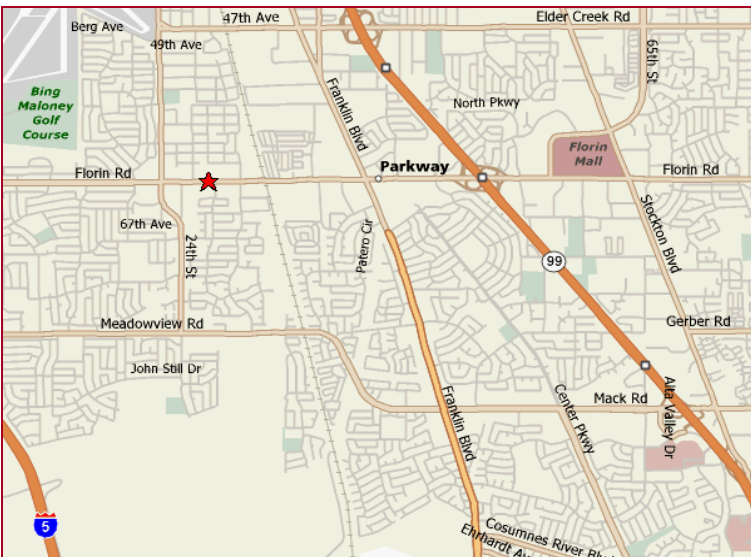
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.





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